



1 COLLEGE CLOSE

PROBUS, TRURO,
TR2 4LW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



1 COLLEGE CLOSE

PROBUS TRURO

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THREE BEDROOM DETACHED BUNGALOW
OCCUPYING LARGE PLOT - Located within the popular village of Probus with fantastic access to the village amenities whilst enjoying countryside views.

This delightful three bedroom detached bungalow is situated within the sought after village location of Probus. The property occupies one of the largest plots within the road with substantial, level gardens all around. The location is particularly appealing due to close proximity of the village amenities whilst also enjoying countryside views. The accommodation comprises; entrance porch, entrance hall, sitting room with wood burning stove, kitchen/dining room, bathroom and three bedrooms. There is driveway parking for numerous vehicles and a garage. EPC - C.

GUIDE PRICE £350,000

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

1 College Close is a fantastic three bedroom detached bungalow situated in the popular and highly desirable location of Probus. The bungalow is an incredibly rare opportunity on the market having been in the same ownership for 30 years. The property occupies a significant plot, that is completely level with easy access to the amenities within the village. The accommodation comprises entrance porch, entrance hall, large dual aspect kitchen/ dining room with centrally located island, bathroom, three bedrooms and sitting room with wood burning stove. Externally there is driveway parking for numerous vehicles, a single garage and large gardens that wrap around the entirety. The property also benefits from mains gas central heating and double glazing throughout.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH



ENTRANCE HALL

Two radiators and access to loft space. Windows to side aspect and doors into;

KITCHEN/ DINING ROOM

5.57 x 3.85 (18'3" x 12'7")

Large triple aspect kitchen/ dining room with wood flooring throughout, comprising a range of base and eye level units

with worktops over and tiled splashbacks. Space and plumbing for washing machine, integrated fridge/ freezer and free standing cooker with extractor fan over. Inset sink and drainer unit with significant island with breakfast bar and seating around. Two radiators.

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SITTING ROOM

4.65 x 4.12 (15'3" x 13'6")

Dual aspect sitting room enjoying wonderful countryside views to the front. Feature exposed brick fireplace with newly installed wood burning stove. Two radiators.

BEDROOM ONE

3.65 x 3.08 (11'11" x 10'1")

Built in Wardrobe. Window to rear and radiator.

BEDROOM TWO

3.65 x 3.03 (11'11" x 9'11")

Built in Wardrobe. Window to rear and radiator.

BEDROOM THREE

3.06 x 2.81 (10'0" x 9'2")

Window to rear and radiator.

BATHROOM

2.14 x 2.13 (7'0" x 6'11")

Fully tiled bathroom comprising bath with shower over, vanity hand wash basin and integrated W.C. Obscured window to rear aspect, heated towel rail and extractor fan.

AIRING CUPBOARD

Housing mains gas central heating boiler and plenty of shelving for storage. Radiator.

GARAGE

4.65 x 2.58 (15'3" x 8'5")

Electric metal up and over door. Light and power connected with window to side aspect. Radiator.

OUTSIDE

Occupying a large plot with driveway parking for numerous vehicles with gardens wrapping around the whole property. The garden is majorly laid to lawn that is completely enclosed with walled boundaries and timber fencing making it the perfect outdoor space for children/ pets. To the side is a

very private patio area to enjoy outdoor seating and the sunny aspect. There is also an OUTBUILDING with power connected, a TIMBER SHED and WOOD STORE.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

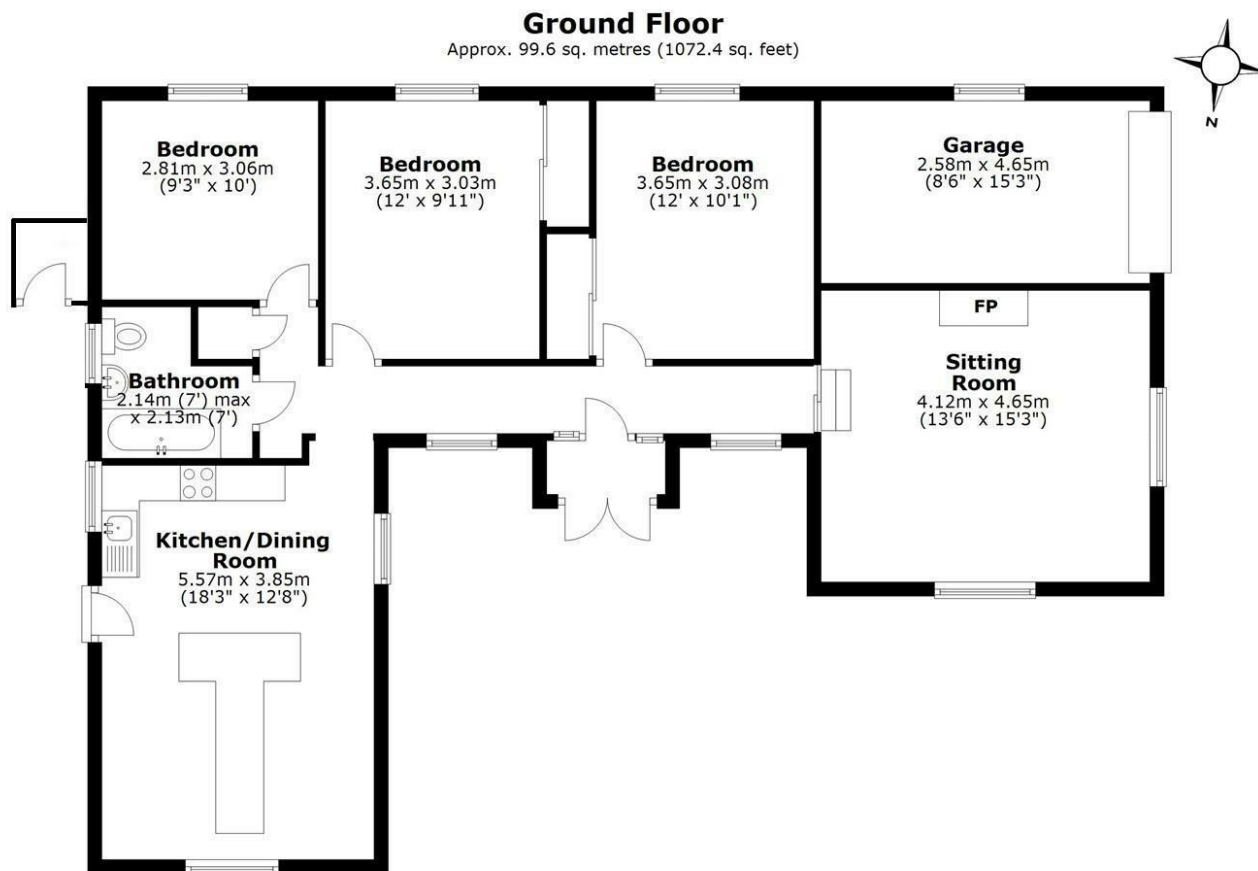
Proceed into Probus from the Truro direction and after a short distance (before the filling station) turn right into College Close. Number 1 can be found immediately on the left hand side where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

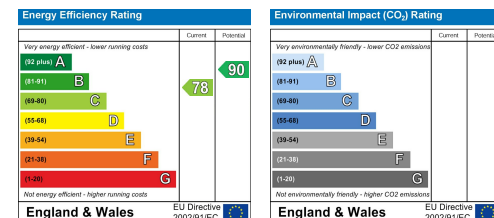
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Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

1 College Close, Probus



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